

SPECIAL COUNCIL - SEPTEMBER 13, 1979PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, September 13, 1979, at approximately 7.40 p.m. in the Auditorium of the Marpole Community Centre, 990 West 59th Avenue, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law and the Sign By-law.

PRESENT:

Mayor Volrich
Aldermen Bellamy, Boyce, Gerard,
Harcourt, Little and Puil

ABSENT:

Aldermen Ford, Kennedy (Leave of
Absence), Marzari and Rankin

CLERK TO THE
COUNCIL:

M. L. Cross

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Harcourt,

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair, to consider proposed amendments to the Zoning and Development By-law and the Sign By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the Hearing, the Clerk read from the agenda that the Council had before it.

1. S.W. Corner of West 75th Avenue
and Angus Drive

An application was received from Mr. B. Rice, C. F. Roberts Partners, on behalf of Horner Developments Limited as follows:

- (a) Proposed amendment to the Zoning and Development By-law to rezone Lot 3, Block 16, Subdivision of D.L.'s 308, 5214 and part of 317, Plan 5726 (S.W. Corner of West 75th Avenue and Angus Drive) from an M-1 Industrial District to a CD-1 Comprehensive Development District for the purpose of constructing a 104 unit townhouse and apartment development;
- (b) Any consequential amendments;
- (c) Proposed amendment to the Sign By-law #4810 to establish sign regulations for the proposed CD-1 By-law.

The proposed CD-1 By-law would restrict the form of development as follows:

Uses:

- Townhouse and apartments (with the maximum total number of dwelling units not to exceed 104);
- customarily ancillary uses, including off-street parking, recreational (lodge) facilities, greenhouse and solarium;

subject to such conditions as Council may by resolution prescribe.

1. S.W. Corner of West 75th Avenue
and Angus Drive (Cont'd.)

<u>F.S.R.</u>	The floor space ratio shall not exceed 0.65, computed in accordance with the provisions outlined in the draft By-law.
<u>Height</u>	The maximum height of a building shall be the lesser of three storeys or 10.668 m (35 feet), measured in accordance with the provisions outlined in the draft By-law.
<u>Off-Street Parking:</u>	Off-street parking shall be provided on the basis of a minimum of two and one-half spaces per dwelling unit.

The CD-1 By-law would be subject to the following conditions:

- (1) A public right-of-way easement along the total water frontage of the site and having a minimum width of 6.096 m (20 feet) be first granted to the City and so registered in the Land Registry Office.
- (11) That the detailed scheme of development in a Development Permit Application up to a maximum floor space ratio of 0.55 in accordance with the plans submitted and displayed at the Public Hearing stamped "Received, City Planning Department, December 6, 1978", be first approved by the Director of Planning. In the event that the floor space ratio submitted under a Development Permit Application falls between 0.55 as shown on the above-noted plans and the maximum of 0.65 permitted under the By-Law, or in the event that the detailed scheme of development differs materially from that shown on the above-noted plans, then the detailed scheme of development is to be first approved by Council following a report by the Director of Planning.
In considering the detailed scheme of development, the Director of Planning shall have particular regard to the advice of the Urban Design Panel; the overall design of the development; interior and exterior design of the dwelling units; layout, design and safety of underground parking facilities; location and design of surface parking spaces including garages or similar enclosures; the provision, location and design of any private, semi-private or public amenities including any structures; the relationship of the proposed development to the adjacent waterfront walkway; the provision and maintenance of landscaping; the location, height and design of any fences or similar screening; the provision of garbage collection facilities; and vehicular ingress, egress and internal circulation.
- (111) That the applicant first demonstrate, to the satisfaction of the City Engineer, that the site will support the proposed development with regard to soil stability and foundation conditions.

1. S.W. Corner of West 75th Avenue
and Angus Drive (Cont'd.)

- (iv) That the applicant first design and agree to construct and maintain, all to the satisfaction of the City Engineer and the Director of Planning, a landscaped, surfaced and furnished riverfront walkway incorporating adequate flood and erosion control measures to secure the site and any development thereon.
- (v) That Council resolve to make an application to amend the Official Regional Plan and that this application be first approved whereby the designation of the site would be amended from IND-1 Developing Industrial Areas to URB-1 Established Urban Areas.
- (vi) Should the above conditions (i) to (iv) inclusive not be complied with by the applicant within 180 days from the date of the Public Hearing, then any approval granted at the Public Hearing shall expire.

The Director of Planning recommended refusal of the application.

Mr. R. Scobie, Zoning Division, outlined the history of the rezoning application and reviewed various comments and recommendations of the City Engineer, the Economic Development Officer, the Marpole Citizens' Planning Committee and the Air Pollution Control Officer for the G.V.R.D.

Mr. Scobie also briefly outlined an alternate concept prepared by staff at Council's request, to be submitted for information at the Public Hearing. The concept plan proposes industrial development on the City-owned lands adjacent to Marine Drive, a waterfront walkway and the acquisition of RA-1 zoned lands to the west and north for park purposes.

Mr. R. Baker, Solicitor, presented a brief (on file in the City Clerk's Office) on behalf of Horner Developments Limited requesting approval of the rezoning application.

Mr. G. Horner, Horner Developments Limited, commented on the flood plain level and an independent study to assess the nature of emissions from adjacent industries. Mr. Horner, utilizing perspective drawings and a model, detailed the proposed townhouse and apartment development.

The Mayor called for speakers for or against the application and the following appeared:

Mr. P. Piir, student, outlined his model of an alternative development concept for the lands at the foot of Angus Drive.

FOR

Mr. & Mrs. W. Nesbitt
Mr. L. Haberlin

Ms. Nancy Coates
Mr. & Mrs. Daniel
Mr. A. Gjernes
Mr. & Mrs. Frew
Mr. S. Weston
Mr. H. Pernack
Ms. K. Earle
Ms. H. M. Boyce
Mr. H. Martin

Residents
President, Marpole Business Association
Resident
Residents
Residents
Residents
Resident
Resident
Marpole Resident
Resident
Resident

1. S.W. Corner of West 75th Avenue
and Angus Drive (Cont'd.)

AGAINST

Mr. E. Ruddell (Brier)	Marpole/Oakridge Area Council Society
Mr. F. Turnbull (Brief)	On behalf of Save our Parkland Association
Mr. B. Hamilton (Brier)	
Mr. J. Polderman (Brief)	On behalf of Eburne Sawmills
Mrs. P. Piddington (Brief)	Marpole resident
Mr. P. Puile (Brief)	Marpole Citizens' Planning Cttee.
Mr. J. McCrum	
Mrs. M. Burneski	Resident
Ms. P. Hall	Marpole resident
Ms. D. Akerstream	Marpole resident
Mrs. J. Catliffe	Vancouver City Planning Commission
Ms. H. Ratner	Resident
Ms. J. Jardine	For Ms. H. Kitchen, Resident
Dr. I. Taylor (Brief)	Marpole Citizens' Planning Cttee.
Mr. Young	Resident
Mr. Whitman	

(Copies of all briefs are on file in the City Clerk's Office)

MOVED by Ald. Little,

THAT the rezoning application of Horner Developments Limited be approved as well as any consequential amendments and amendments to Sign By-law No. 4810.

- Carried

(Ald. Boyce, Puil and the Mayor opposed).

MOVED by Ald. Boyce,

THAT the Public Hearing be adjourned indefinitely until Council has had an opportunity to further discuss the possibility of a major riverfront park with senior government representatives.

- LOST

(Ald. Bellamy, Gerard, Harcourt, Little, Puil and the Mayor opposed).

The motion to adjourn being defeated, the motion by Ald. Little was put and CARRIED.

MOVED by Ald. Little,

THAT the Director of Planning be instructed to prepare a mixed industrial/park development for the City-owned lands to the east and north of the subject property.

- CARRIED

(Ald. Boyce, Puil and the Mayor opposed).

AMENDED SEE PAGE 113

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,
THAT the Committee of the Whole rise and report.

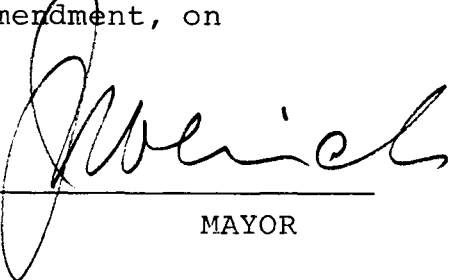
- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,
SECONDED by Ald. Puil,
THAT the report of the Committee of the Whole be adopted
and the Director of Legal Services be instructed to prepare and
bring in the necessary amendments to the Zoning and Development
By-law and the Sign By-law.

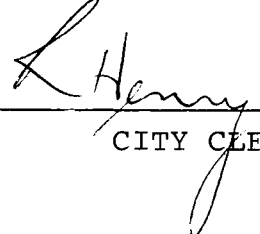
- CARRIED UNANIMOUSLY

The Council adjourned at approximately 10.40 p.m.

The foregoing are Minutes of the Special
Council (Public Hearing) of September 13,
1979, adopted, after amendment, on
September 25, 1979.



MAYOR



CITY CLERK